



GRASSROOTS
REALTY GROUP

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**225 CottageClub Crescent
Rural Rocky View County, Alberta**

MLS # A2243572



\$525,000

Division:	Cottage Club at Ghost Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	937 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard,		

Heating:	In Floor, Electric, Fireplace(s)	Water:	Drinking Water, Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Crawl Space, Separate/Exterior Entry, See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC123
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	n/a		

Welcome to CottageClub at Ghost Lake, a GATED lake community where you can truly slow down and escape the rush of city life. Tucked away on a quiet cul-de-sac in Phase 1, 225 is a thoughtfully designed, warm and inviting TIMBER-FRAMED cottage that's all about comfort, charm, and easy living. Inside, the open-concept design features soaring VAULTED ceilings, exposed wood beams, and rich HARDWOOD floors. The cozy wood-burning fireplace sets the vibe, and the kitchen is complete with STAINLESS STEEL appliances and granite countertop, ideal for your entertaining needs or quiet dinners. The HEATED bathroom floor adds that little extra comfort in cooler months. Upstairs a large loft bedroom overlooks the main floor and features a Southwest facing balcony, the perfect spot to read a book or enjoy a glass of wine watching the sunset EXPANSIVE windows provide an abundance of NATURAL LIGHT and lovely views, creating a serene environment ideal for RELAXATION. A spacious COVERED front porch wraps along the south side of the cottage offering the perfect setting for enjoying morning coffee. Mature trees and shrubs BACKING DIRECTLY ONTO PARKSPACE and pathways provides a PRIVATE space to enjoy all that nature has to offer. AMPLE space to add an ACCESSORY BUILDING in the future. Natural gas has already been connected to this cottage, making it easy for the next owner to upgrade the heating system if desired. Living here means more than just having a great cottage, it's about enjoying the LIFESTYLE that comes with it. The community features a rec centre with an INDOOR POOL, gym, library, COMMERCIAL KITCHEN, and a great hall for all your large gatherings. Enjoy the outdoor PIZZA OVEN for weekend get-togethers, relax in the OUTDOOR HOT TUB or join in on all kinds of activities like tennis,

PICKLEBALL, BEACH volleyball, hiking, and community events. Access to a PRIVATE BEACH and boat launch for summer fun or winter activities makes this community a PERFECT 4-SEASON RETREAT Whether you're looking for a weekend getaway or a FULL-TIME place to call home, this cottage offers a perfect blend of comfort, community, and outdoor fun. Your lakeside getaway is ready, WELCOME HOME!